

To: Larry Lester, SCR

From: Randy Maass
SCR, Fitchburg
275-3224

Re: Groundwater Use Restriction
GIS Registry Data

Site Name/Address:

Reynolds Transfer and Storage

617 E. Dayton St.

Madison WI

BRRTS #:

03-13-000632

Date of Closure Decision:

11-17-97

Packet Contains:

- ① Closure Letter
2. All property deeds with 140 ES exceedances
3. GPS data for each affected property
- ④ General location map
- ⑤ Detailed location map, showing all parcels affected by 140 ES exceedances, property boundaries, buildings, etc.
- ⑥ Latest map showing gw flow direction, MW, potable wells. [optional: Isoconcentration maps of compounds => ES]
- ⑦ Latest map showing extent or outline of contamination plume and gw flow direction
- ⑧ Latest table of analytical results
- ⑨ Metes/bounds legal description (certified survey)
- ⑩ Tax parcel number
11. Geologic cross section



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ruth E. Badger, Regional Director

South Central Region Headquarters
and Madison Fish Hatchery Office
3911 Fish Hatchery Road
Fitchburg, Wisconsin 53711
TELEPHONE 608-275-3266
FAX 608-275-3338
TDD 608-275-3231

November 17, 1997

FILE REF: 03-13-000632

Mr. Mark Reynolds
Reynolds Transfer and Storage
725 E. Mifflin St.
Madison, WI 53703

SUBJECT: Official Site Closure With a Groundwater Use Restriction,
Reynolds Transfer and Storage, 617 E. Dayton St., Madison

Dear Mr. Reynolds:

On December 12, 1996, the above named site was granted closure, pending the filing of a Groundwater Use Restriction for the property with the Dane County Register of Deeds and the proper abandonment of all groundwater monitoring wells according to NR 141.25 Wisconsin Administrative Code.

Based on correspondence received by your consultant, it appears that all known groundwater monitoring wells have been properly abandoned and that the Groundwater Use Restriction has been filed. Therefore, the above named site is officially closed and no further investigation, remediation or other action is required at this time.

Please be aware that this letter does not absolve the current or any future owner of this property from future decisions regarding this site or impacts which may be discovered and/or traced back to past or future activities at this site. If in the future, the Department receives information which demonstrates that additional work is necessary, the Department has the authority to require further action.

The Department acknowledges receipt on August 4, 1997, of your Form 4-B request for reimbursement under the Petroleum Environmental Cleanup Fund Act (PECFA).

Therefore, I have signed the Form 4-B in support of the "Completed Remedial Action (phase 1 and phase 2)". Enclosed please find the original signed white and green copies of the Form 4-B. The green copy should be kept for your records. It is the responsibility of you or your consultant to forward the signed white Form 4-B, a copy of this letter, and a completed Form 1 to the Department of Commerce in order for your claim to be processed. **An incomplete Form 1 will be returned unprocessed.** Please call the Department of Commerce at (608) 267-3753 if you have any PECFA questions.

SITE LOCATION

Maple Bluff

LAKE

Lock and Dam

Tennet Park

Gidding Park

James Madison Park

WISCONSIN

ADISON

LAKE MONONA

ELEV 845

Monona Bay

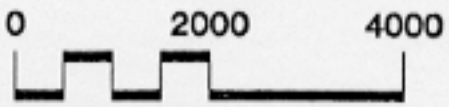
WISCONSIN



QUADRANGLE LOCATION



north



SCALE IN FEET

SITE LOCATION MAP

REMEDIAL ACTION PLAN ADDENDUM
REYNOLDS TRANSFER AND STORAGE CO., INC.
617 EAST DAYTON STREET
MADISON, WISCONSIN

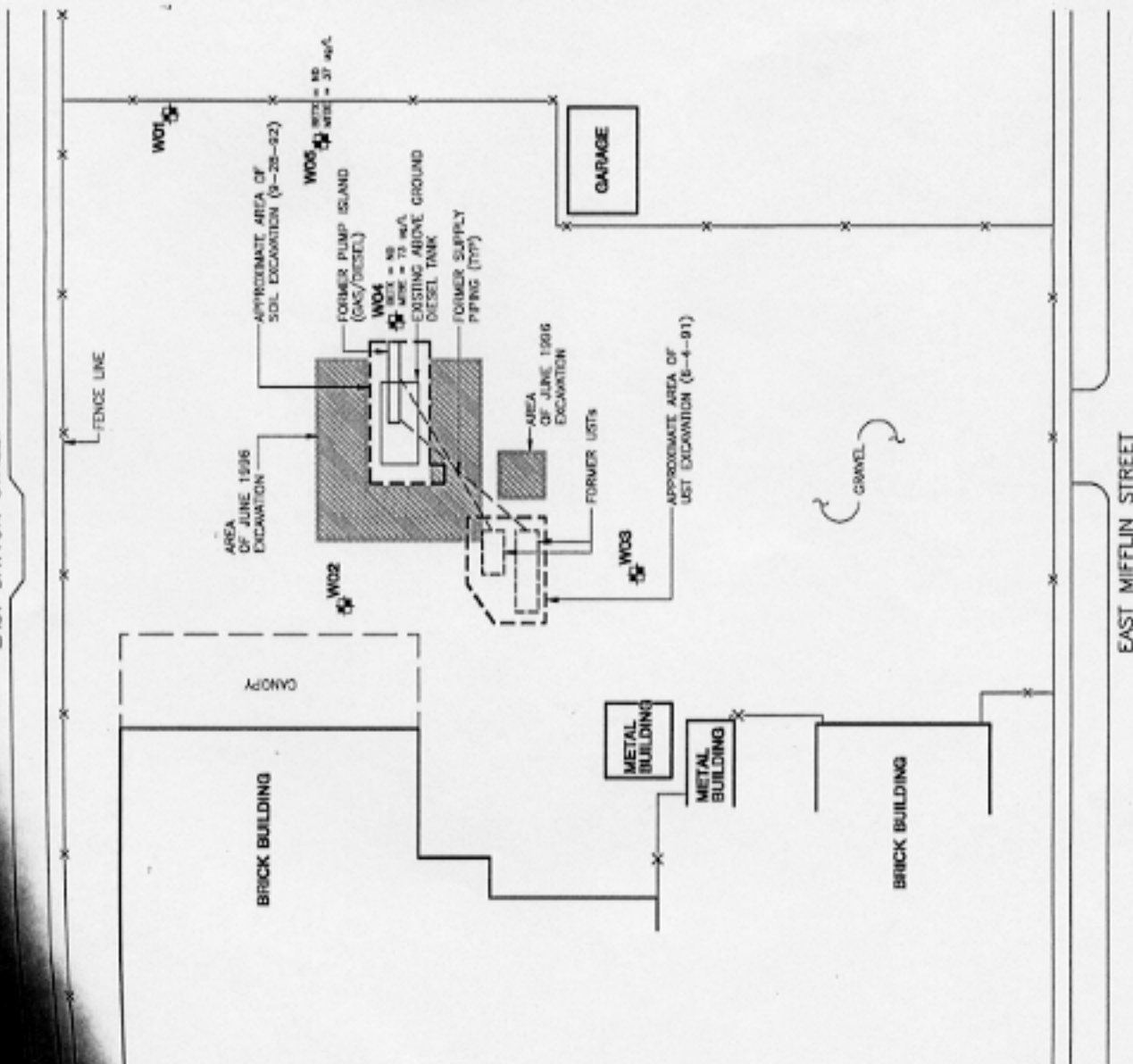
Drawing Number
4053.0020

A1

**MONTGOMERY
WATSON**



EAST DAYTON STREET



LEGEND

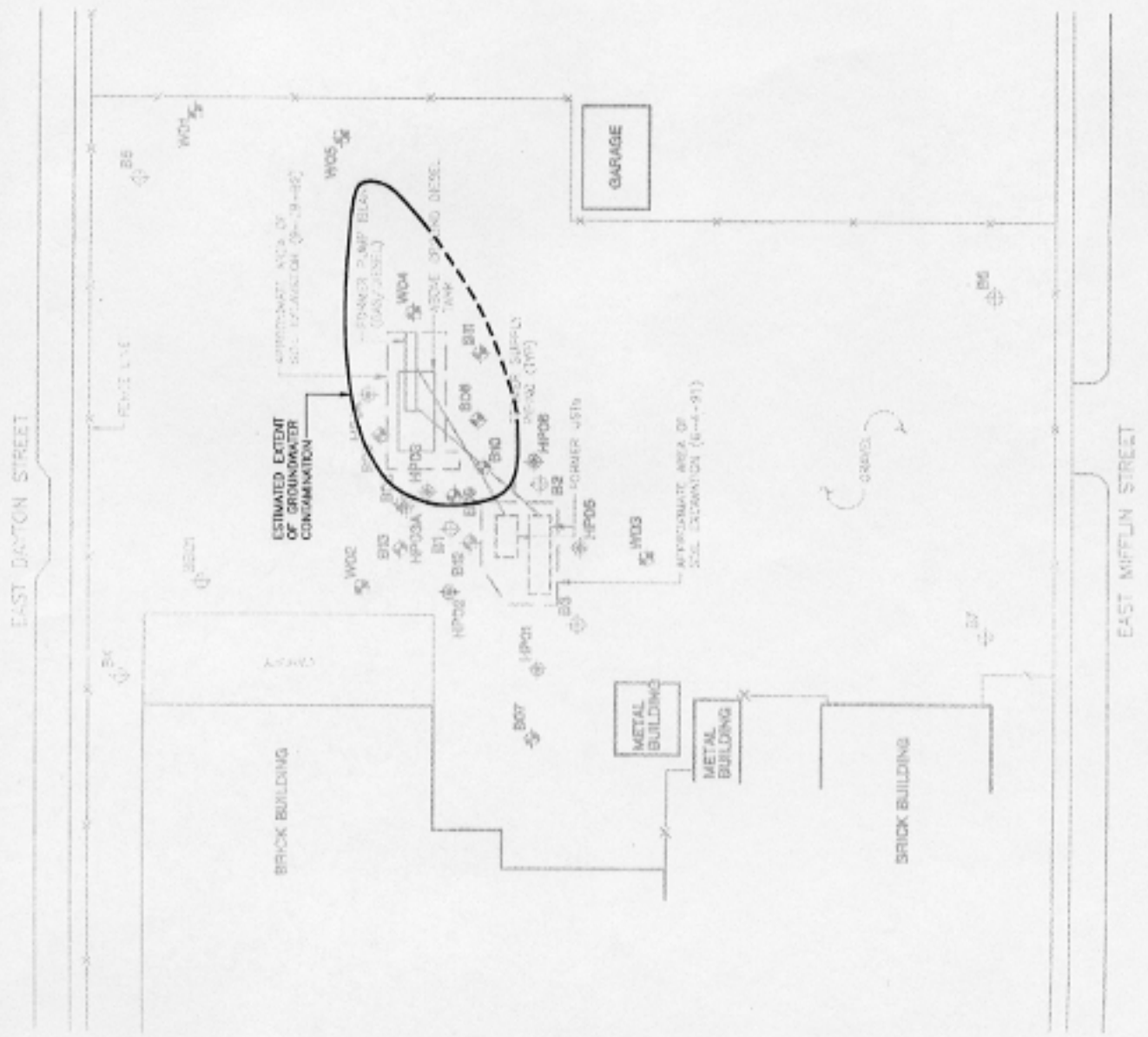
- W03 MONITORING WELL LOCATION AND NUMBER
- AREA OF JUNE 1996 EXCAVATION
- SUM OF BENZENE, ETHYLBENZENE, TOLUENE AND XYLENE CONCENTRATIONS
- METHYL T-BUTYL ETHER CONCENTRATION
- NOT DETECTED

NOTES

1. BASE MAP DEVELOPED FROM A SURVEY PROVIDED BY NATIONAL SURVEY & ENGINEERING, BROOKFIELD, WISCONSIN, DATED NOVEMBER 4, 1990, AND FIELD OBSERVATIONS BY WATSON INC., ON SEPTEMBER 13, 1990.
2. SOIL BORINGS B1 THROUGH B7 WERE PERFORMED BY CHEN ATRES DURING FALL 1990.
3. SOIL BORINGS B65 THROUGH B67 AND MONITORING WELLS W01 THROUGH W04 WERE INSTALLED BY ENVIRONMENTAL AND FOUNDATION DRILLING INC. UNDER THE SUPERVISION OF WATSON INC. ON JULY 10 AND 11, 1991.
4. SOIL BORINGS B08 THROUGH B13 AND MONITORING WELL W05 WERE INSTALLED BY ENVIRONMENTAL AND FOUNDATION DRILLING INC. ON OCTOBER 26, 1992.
5. HYDRAULIC PROBES HP01 THROUGH HP06 WERE INSTALLED BY METCO UNDER THE SUPERVISION OF MONTGOMERY WATSON ON JULY 14, 1995.
6. SOIL SAMPLES WERE TAKEN FROM THE SIDE WALLS OF THE EXCAVATIONS AT A DEPTH OF 5 FT.
7. MONITORING WELLS W04 AND W05 WERE SAMPLED ON OCTOBER 24, 1996.



0 30 60
SCALE IN FEET



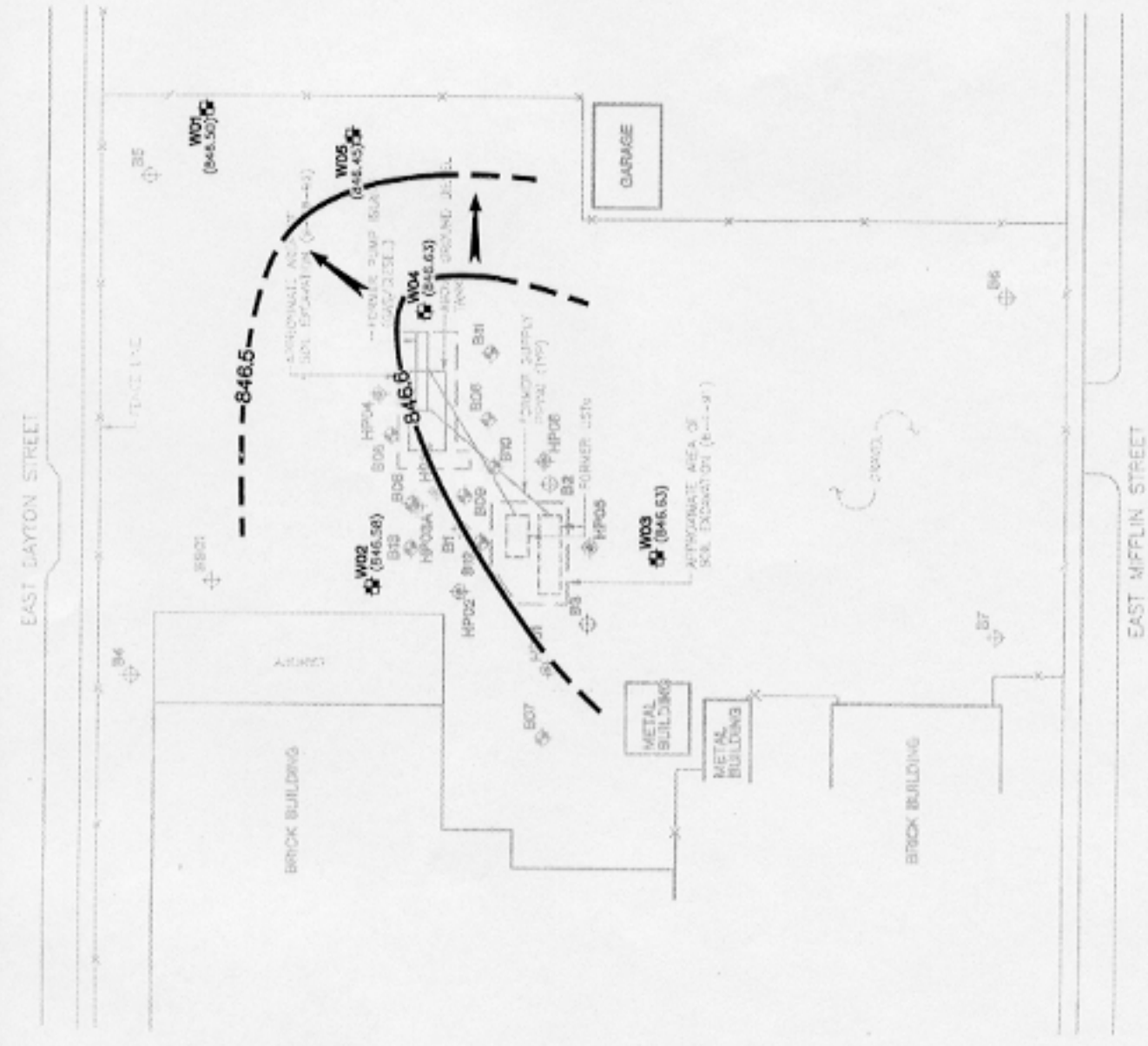
LEGEND

- | WABZ INC. MONITORING WELL LOCATION AND NUMBER | WABZ INC. SOIL BORING LOCATION AND NUMBER | OWEN KROS SOIL BORING LOCATION AND NUMBER | HYDRAULIC PROBE SAMPLE LOCATION AND NUMBER | ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION BASED ON NR 140 ES EXCELLENCE (DASHED WHERE INFERRED) |
|---|---|---|--|---|
| WABZ-01 | WABZ-02 | OWEN-01 | WABZ-03 | |

NOTES

1. BASE MAP DEVELOPED FROM A SURVEY PROVIDED BY NATIONAL SURVEY & ENGINEERING, BROOKFIELD, MICHIGAN, DATED NOVEMBER 4, 1991 AND FIELD OBSERVATIONS BY WATSON INC., ON SEPTEMBER 13, 1990.
2. SOIL BORINGS B1 THROUGH B7 WERE PERFORMED BY OMEN AERIS DURING FALL 1990.
3. SOIL BORINGS B25 THROUGH B27 AND MONITORING WELLS NOT THROUGH W24 WERE INSTALLED BY ENVIRONMENTAL FOUNDATION DRILLING INC. UNDER THE SUPERVISION OF WATSON INC. ON JULY 10 AND 11, 1991.
4. SOIL BORINGS B28 THROUGH B33 AND MONITORING WELL W25 INSTALLED BY ENVIRONMENTAL AND FOUNDATION DRILLING INC. ON OCTOBER 26, 1992.
5. HYDRAULIC PROBES HP01 THROUGH HP06 WERE INSTALLED BY METCO UNDER THE SUPERVISION OF MONTGOMERY WATSON ON JULY 14, 1995.

0 30 60
SCALE IN FEET



LEGEND

- W03 MONITORING WELL LOCATION, NUMBER, (846.63) AND WATER TABLE ELEVATION
- B07 SOIL BORING LOCATION AND NUMBER
- B06 SOIL BORING LOCATION AND NUMBER
- B05 SOIL BORING LOCATION AND NUMBER
- HP01 HYDRAULIC PROBE SAMPLE LOCATION AND NUMBER
- 846.5 WATER TABLE CONTOUR (CONTOUR INTERVAL: 0.1 FT, DASHED WHERE REFERRED)
- GROUNDWATER FLOW DIRECTION

NOTES

1. BASE MAP DEVELOPED FROM A SURVEY PROVIDED BY NATIONAL SURVEY & ENGINEERING, BROOKFIELD, WISCONSIN, DATED NOVEMBER 4, 1981 AND FIELD OBSERVATIONS BY WARZYN INC., ON SEPTEMBER 13, 1990.
2. SOIL BORINGS B1 THROUGH B7 WERE PERFORMED BY OMEN APRES DURING FALL 1990.
3. SOIL BORINGS B05 THROUGH B07 AND MONITORING WELLS W01 THROUGH W04 WERE INSTALLED BY ENVIRONMENTAL AND FOUNDATION DRILLING INC. UNDER THE SUPERVISION OF WARZYN INC. ON JULY 10 AND 11, 1991.
4. SOIL BORINGS B08 THROUGH B13 AND MONITORING WELL W05 INSTALLED BY ENVIRONMENTAL AND FOUNDATION DRILLING INC. ON OCTOBER 26, 1992.
5. HYDRAULIC PROBES HP01 THROUGH HP06 WERE INSTALLED BY METCO UNDER THE SUPERVISION OF MONTGOMERY WATSON ON JULY 14, 1995.
6. WATER TABLE ELEVATIONS WERE OBTAINED BY MONTGOMERY WATSON ON JULY 13, 1995.

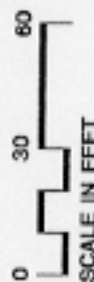


TABLE 1

**Summary of Groundwater Analytical Results
Reynolds Transfer and Storage Company, Inc.
617 East Dayton Street
Madison, Wisconsin**

Compound	Sampling Date	Groundwater Monitoring Results					NR 140 ES (ug/L)	NR 140 PAL (ug/L)
		W01 (ug/L)	W02 (ug/L)	W03 (ug/L)	W04 (ug/L)	W05 (ug/L)		
Benzene	8/2/91	X	X	X	6.82**	--	5	0.5
	12/9/92	X	X	X	3.1*	X		
	6/30/94	X	X	X	X	X		
	7/13/95	X	X	X	X	X		
	10/25/96	NA	NA	NA	X	X		
Ethylbenzene	8/2/91	X	X	X	X	--	700	140
	12/9/92	X	X	X	X	X		
	6/30/94	X	X	X	X	X		
	7/13/95	X	X	X	X	X		
	10/25/96	NA	NA	NA	X	X		
Methyl tert-butyl ether	8/2/91	X	X	X	1,110**	--	60	12
	12/9/92	2.3	X	4.5	1,200**	26*		
	6/30/94	X	X	X	83**	24*		
	7/13/95	X	X	X	65**	28*		
	10/25/96	NA	NA	NA	73**	37*		
Toluene	8/2/91	X	X	X	X	--	343	68.6
	12/9/92	X	X	X	X	X		
	6/30/94	2	3	X	X	X		
	7/13/95	X	X	X	X	X		
	10/25/96	NA	NA	NA	X	X		
1,2,4-Trimethylbenzene	8/2/91	X	X	X	X	--	NS	NS
	12/9/92	X	X	X	X	X		
	6/30/94	3	6	X	4	X		
	7/13/95	X	X	X	X	X		
	10/25/96	NA	NA	NA	X	X		
1,3,5-Trimethylbenzene	8/2/91	X	X	X	X	--	NS	NS
	12/9/92	X	X	X	X	X		
	6/30/94	X	X	X	X	X		
	7/13/95	X	X	X	X	X		
	10/25/96	NA	NA	NA	X	X		
Xylenes	8/2/91	X	X	X	X	--	620	124
	12/9/92	X	X	X	X	X		
	6/30/94	3	5	X	2	X		
	7/13/95	X	X	X	X	X		
	10/25/96	NA	NA	NA	X	X		

0000833
DANE COUNTY
REGISTER OF DEEDS

Doc No 2865276

Return to: Attorney Gregory J. Paradise
20 N. Carroll
Madison, WI 53703

1997-06-25 04:04 PM
Trans. Fee 0.00
Rec. Fee 16.00
Pages 4

Parcel = see attached

DECLARATION OF GROUND WATER USE RESTRICTION

RE: See Exhibit "A," attached hereto and incorporated herein by reference

Ground Water Use Restriction made this 19th day of June, 1997, by Reynolds Transfer & Storage, Inc., a Wisconsin Corporation ("Reynolds").

W I T N E S S E T H:

WHEREAS, Reynolds is the owner of the property described in Exhibit "A," attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, it is the desire and intention of Reynolds to impose on the Property restrictions which will make it unnecessary to conduct additional soil or ground water remediation activities on the Property; and

WHEREAS, one or more petroleum discharges (gasoline and diesel fuel) have occurred at the Property, petroleum contaminated ground water above NR140 enforcement standards exists on this Property at the following location: at the former location of Well W4, approximately 100 feet northeast of the southeast corner of the

0000834

brick building, methylt-butyl ether (MTBE) concentrations exceeded the NR140ES; soil removal activities in 1992 and 1996 addressed direct exposure pathway; and

WHEREAS, natural attenuation has been approved by the Department of Natural Resources of the State of Wisconsin to remediate ground water exceeding Ch. NR140 ground water standards within the boundaries of the Property; and

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in Ch. NR809 is restricted by Ch. NR811 and Ch. NR812, and special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW, THEREFORE, Reynolds hereby declares that all of the Property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and restrictions:

1. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources', Bureau of Drinking Water and Ground Water, or its successor agency, to determine what specific prohibitions or requirements are applicable prior to constructing or reconstructing a well on this Property.

2. This restriction is hereby declared to be a covenant running with the land, shall be fully binding upon all persons acquiring the above described Property, whether by descent, devise, purchase or otherwise. This restriction benefits and is

0000835

enforceable by the Wisconsin Department of Natural Resources, and its successors and assigns. The Wisconsin Department of Natural Resources, and its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or who are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

3. Any person who is or becomes owner of the Property described herein may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished.

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions on this 19 day of June, 1997.

REYNOLDS TRANSFER & STORAGE, INC.

By: Mark E. Reynolds

Mark E. Reynolds, President

Subscribed and sworn to before me
this 19th day of June, 1997.

Gwyneth L. Watson
Notary Public,
State of Wisconsin, County of Dane
My Commission Expires: 08/02/98

THIS DOCUMENT DRAFTED BY
AND SHOULD BE RETURNED TO:
Attorney Gregory J. Paradise
MOHS, MACDONALD, WIDDER & PARADISE
20 North Carroll Street
Madison, WI 53703

0000836

Lots 5 and 14 and parts of lot 4 and lot 15, Block 135, City of Madison, Dane County, Wisconsin, to-wit:

Beginning at the southeasterly corner of said lot 14 on the northwesterly line of East Mifflin Street; thence along the said northwesterly line, S45°00'00"W, 119.19 feet; thence N44°55'02"W, 165.59 feet; thence S45°03'26"W, 6.34 feet; thence N45°01'16"W, 99.36 feet; thence N45°05'29"E, 125.08 feet; thence S45°03'04"E, 264.76 feet to the point of beginning.

Part of PIN 60-0709-133-0910-4; and 0924-5